

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
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W5a



**Prepared July 21, 2005 (for August 10, 2005 Hearing)**

**To:** Commissioners and Interested Persons

**From:** Charles Lester, Central Coast District Deputy Director  
Dan Carl, Coastal Planner

**Subject: Santa Cruz County LCP Minor Amendment Number 1-05 (Mobile Home Parking Standards)**

#### Santa Cruz County's Proposed Amendment

Santa Cruz County is proposing to amend its certified Local Coastal Program (LCP) to make minor modifications to the LCP's standards for parking within mobile home parks. Specifically, the County proposes changes to LCP Zoning Code Sections 13.10.552, 13.10.553, 13.10.554, and 13.10.684. The proposed changes would apply throughout the County. See exhibit A for a map showing the County's location, and exhibit B for the County's proposed LCP changes.

#### Minor LCP Amendment Determination

California Code of Regulations (CCR) Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

***CCR Section 13554(a).** Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.*

The existing County LCP allows for mobile home parks subject to certain criteria, and subject to certain parking requirements. The proposed amendment provides more specific detail with respect to the required number of parking spaces in mobile home parks. The changes proposed should help to ensure that adequate parking is provided within mobile home parks. The effect will be help ensure that mobile homes do not adversely impact parking availability in the coastal areas within which they are sited, thus protecting public parking access in this regard.

CCR Section 13555 provides that the Executive Director can make determinations on whether a proposed LCP amendment is "minor." The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Sections 13554(a).

#### Coastal Commission Concurrence

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal



California Coastal Commission

August 2005 Meeting in Costa Mesa

Staff: D.Carl Approved by:

Commission at its August 10, 2005 meeting at the Westin South Coast Plaza located at 686 Anton Boulevard in Costa Mesa. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

For further information regarding the proposed LCP amendment or the Commission's procedures, please contact Dan Carl in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. Objections to the proposed minor LCP amendment should be submitted in writing by August 5, 2005.

Exhibits:

Exhibit A: Santa Cruz County Location Map

Exhibit B: Proposed LCP Changes

